057.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	592,600 / 592,600
					USE VALUE:	592,600 / 592,600
					ASSESSED:	592,600 / 592,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		BECK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARADIANOS PETER
Owner 2:	
Owner 3:	
Street 1:	17 BECK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,325 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Asbestos Exterior and 1342 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4325.000	204,100	3,700	384,800	592,600
Total Card	0.099	204,100	3,700	384,800	592,600
Total Parcel	0.099	204,100	3,700	384,800	592,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 441.71 | /Parcel: 441.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37640
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!4865!

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,300	3700	4,325.	384,800	592,800	592,800	Year End Roll	12/18/2019
2019	101	FV	177,000	3700	4,325.	384,800	565,500	565,500	Year End Roll	1/3/2019
2018	101	FV	177,000	3700	4,325.	258,400	439,100	439,100	Year End Roll	12/20/2017
2017	101	FV	177,000	3700	4,325.	247,400	428,100	428,100	Year End Roll	1/3/2017
2016	101	FV	177,000	3700	4,325.	225,400	406,100	406,100	Year End	1/4/2016
2015	101	FV	166,800	3700	4,325.	181,400	351,900	351,900	Year End Roll	12/11/2014
2014	101	FV	166,800	3700	4,325.	162,200	332,700	332,700	Year End Roll	12/16/2013
2013	101	FV	166,800	3700	4,325.	153,900	324,400	324,400		12/13/2012

PRINT

Date	Time
12/10/20	19:50:10

LAST REV

Date	Time
10/09/19	14:13:49
apro	
4865	

SALES INFORMATION

TAX DISTRICT: PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTEJOHN PATR	66419-39		11/15/2015	Convenience	1	No	No		Deed to add SF previously left off Bk 66129 P
PRESTEJOHN PATR	66120-422		9/24/2015	Mult Lots	350,000	No	No		
PRESTEJOHN PATR	65655-512		7/1/2015	Convenience	1	No	No		
PRESTEJOHN PATR	63703-280		6/3/2014	Convenience	1	No	No		
	11748-682		9/15/1969		35,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1074	Re-Roof	9,500					Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
10/29/2015	Permit Insp	PC	PHIL C
3/10/2009	Meas/Inspect	163	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4325		Sq. Ft.	Site		0	70.	1.27	11									384,826						384,800	

Total AC/HA:	0.09929	Total SF/SM:	4325	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 384,826	Spl Credit		Total: 384,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95731467
Adj $ / SQ:	161.547
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311351
Depreciation:	107260
Depreciated Total:	204090

COMMENTS

SUB DIVISION 7/98 NEW LAND AREA 4325 S/F, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

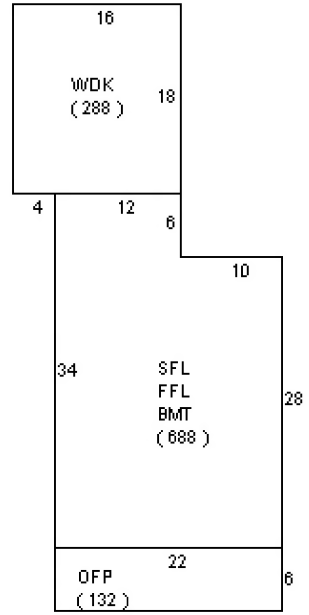
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	161.55
Special Features:	0	Val/Su Net:	83.31
Final Total:	204100	Val/Su SzAd	152.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	688	48.460	33,343
FFL	First Floor	688	161.550	111,144
SFL	Second Floor	654	161.550	105,587
WDK	Deck	288	9.070	2,612
OFP	Open Porch	132	27.760	3,665

Net Sketched Area:	2,450			Total:	256,351
Size Ad	1341.5999	Gross Are	2484	FinArea	1342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1915	22.72	T	50	101			3,700			3,700
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700